



## Ferney Road, Cheshunt

£800,000 Freehold

Substantial 4 Bedroom Detached House • Immaculate Condition Throughout • Wrap Around Rear Garden With Patio Area • Study Which Is Suitable For A Home Office • 2 Reception Rooms • Utility Room • En-suite And Downstairs WC • Driveway For 2/3 Cars In Addition To A Double Garage





### **Lounge**

19' 8" x 11' 10" (5.99m x 3.61m)

### **Dining Room**

11' 7" x 10' 5" (3.53m x 3.17m)

### **Kitchen/ Diner**

14' 9" x 11' 5" (4.50m x 3.48m)

### **Utility Room**

### **Study**

10' 6" x 6' 1" (3.20m x 1.85m)

### **Downstairs WC**

### **Stairs To First Floor/ Landing**

### **Bedroom One**

13' 2" x 11' 1" (4.01m x 3.38m)

### **En-suite**

### **Bedroom Two**

9' 11" x 7' 9" (3.02m x 2.36m)

### **Bedroom Three**

12' 2" x 8' 7" (3.71m x 2.62m)

### **Bedroom Four**

11' 3" x 11' 1" (3.43m x 3.38m)

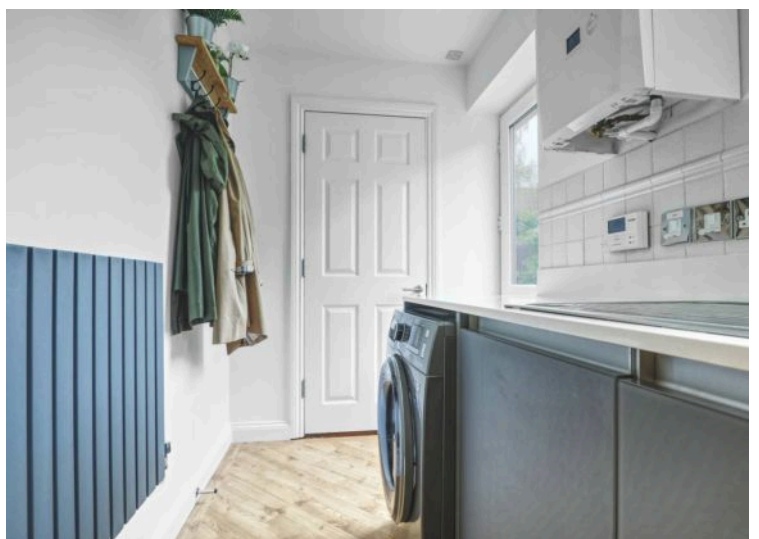
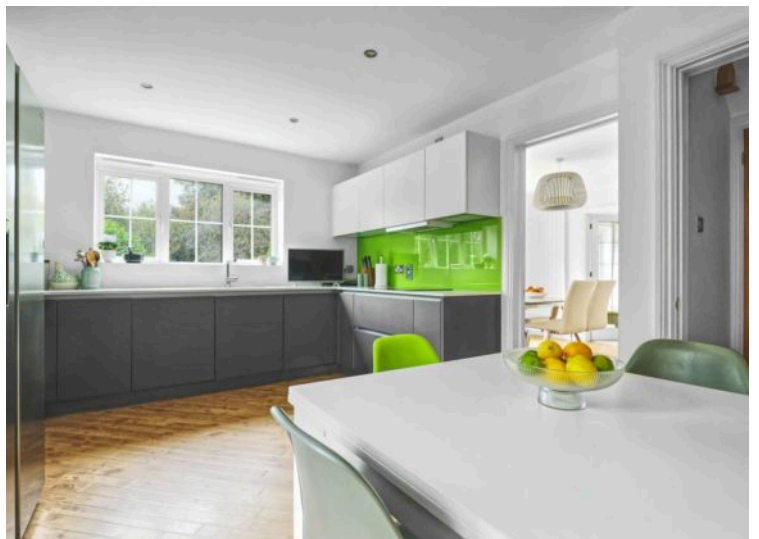
### **Bathroom**

### **Double Garage**

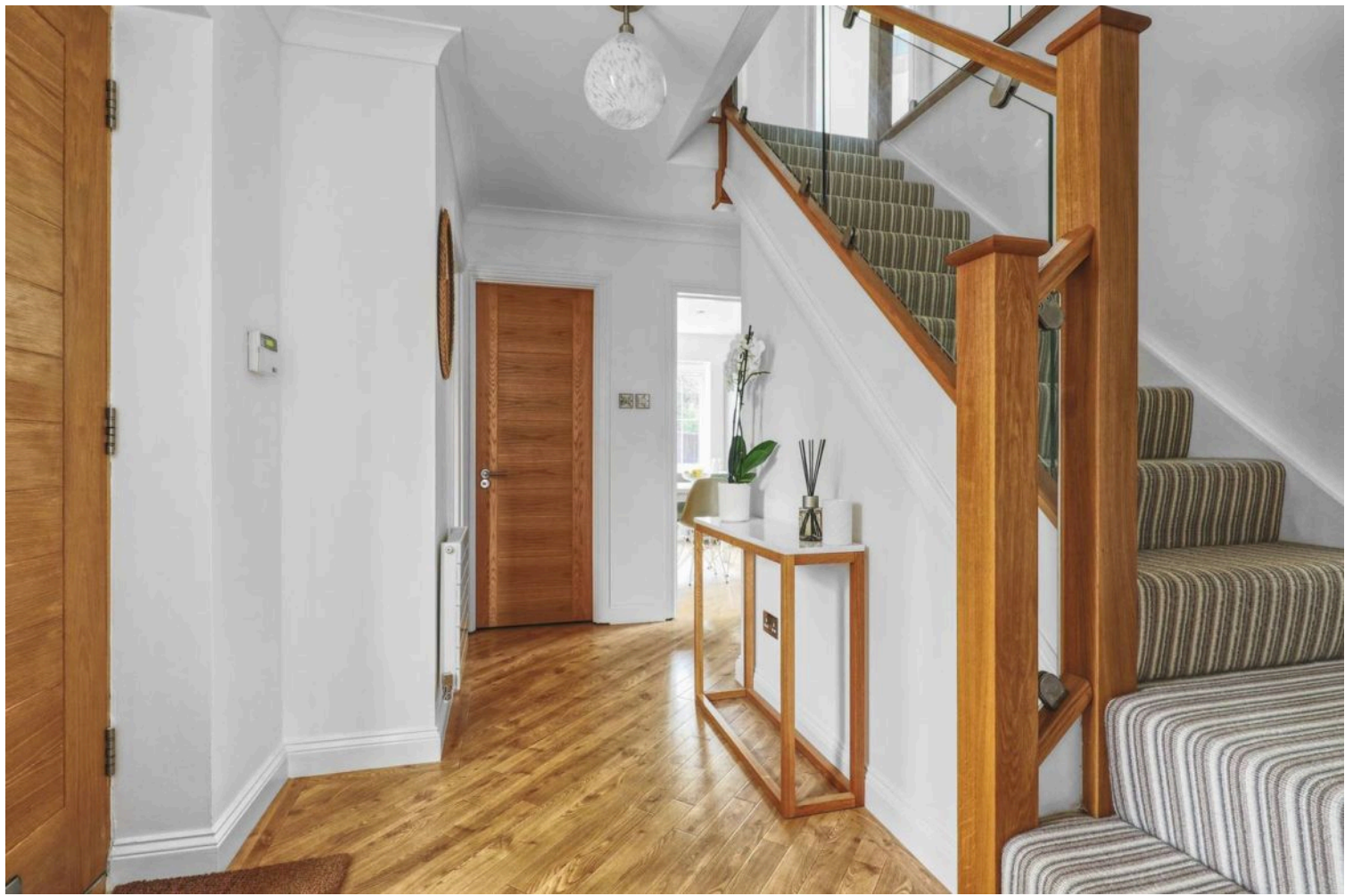
17' 5" x 17' 4" (5.31m x 5.28m)











Keith Ian are delighted to offer for sale this beautiful 4 bedroom detached house located in a well sort after location within West Cheshunt. The property offers spacious living accommodation with 2 reception rooms, kitchen/diner, utility room and 4 well proportioned bedrooms where the main bedroom benefits from an en-suite. The property is a very sociable layout with all rooms linking on the ground floor and both reception rooms having access to the rear garden. The kitchen/diner is contemporary in style and has space for a large “American style” fridge freezer. From the kitchen/diner you can access a useful utility room where there is side access to the garden and internal access to the double garage. The property also benefits from a downstairs WC, study and parking for 2/3 cars in addition to the garage. The rear garden is secluded and unoverlooked and also benefits from a patio and side access offering access to the front of the property.

Council Tax band: G

Tenure: Freehold

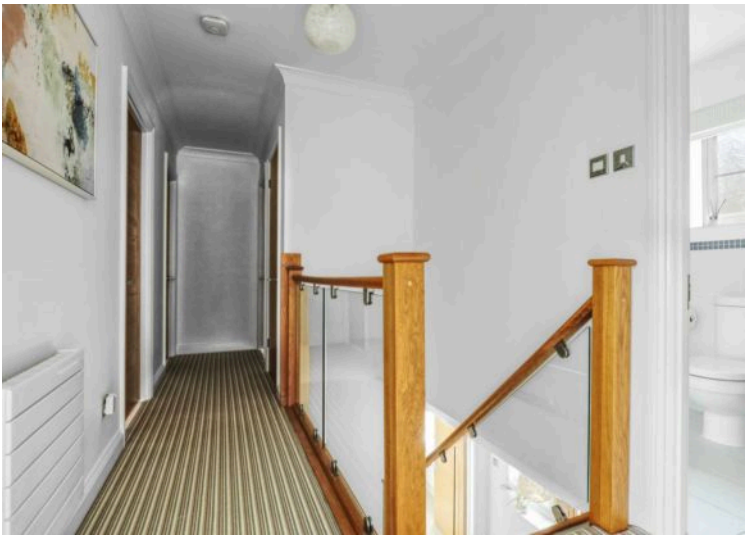
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

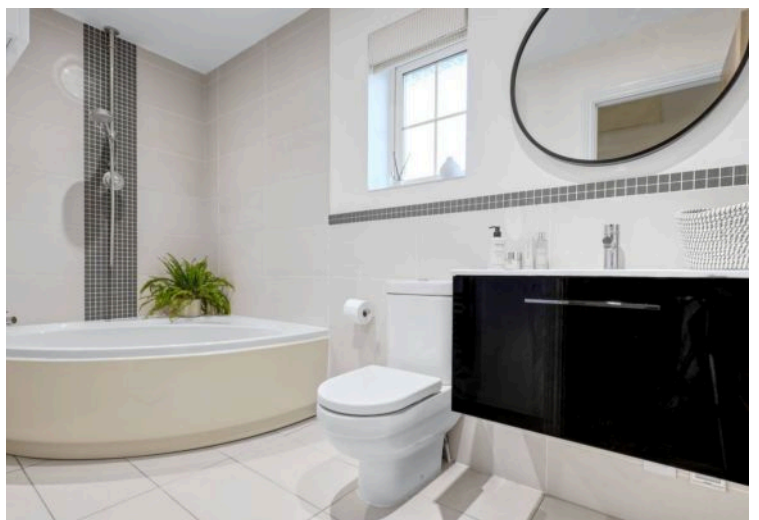
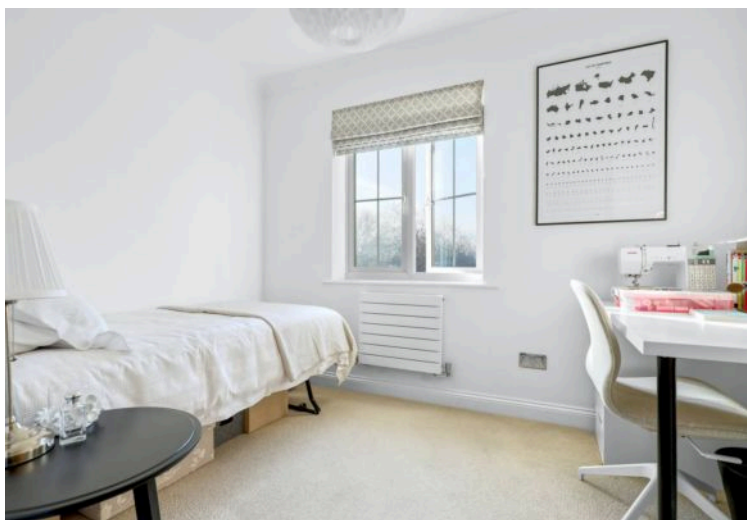
- Substantial 4 Bedroom Detached House
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- Driveway For 2/3 Cars In Addition To A Double Garage

#### **Anti-Money Laundering (AML) Notice**

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.

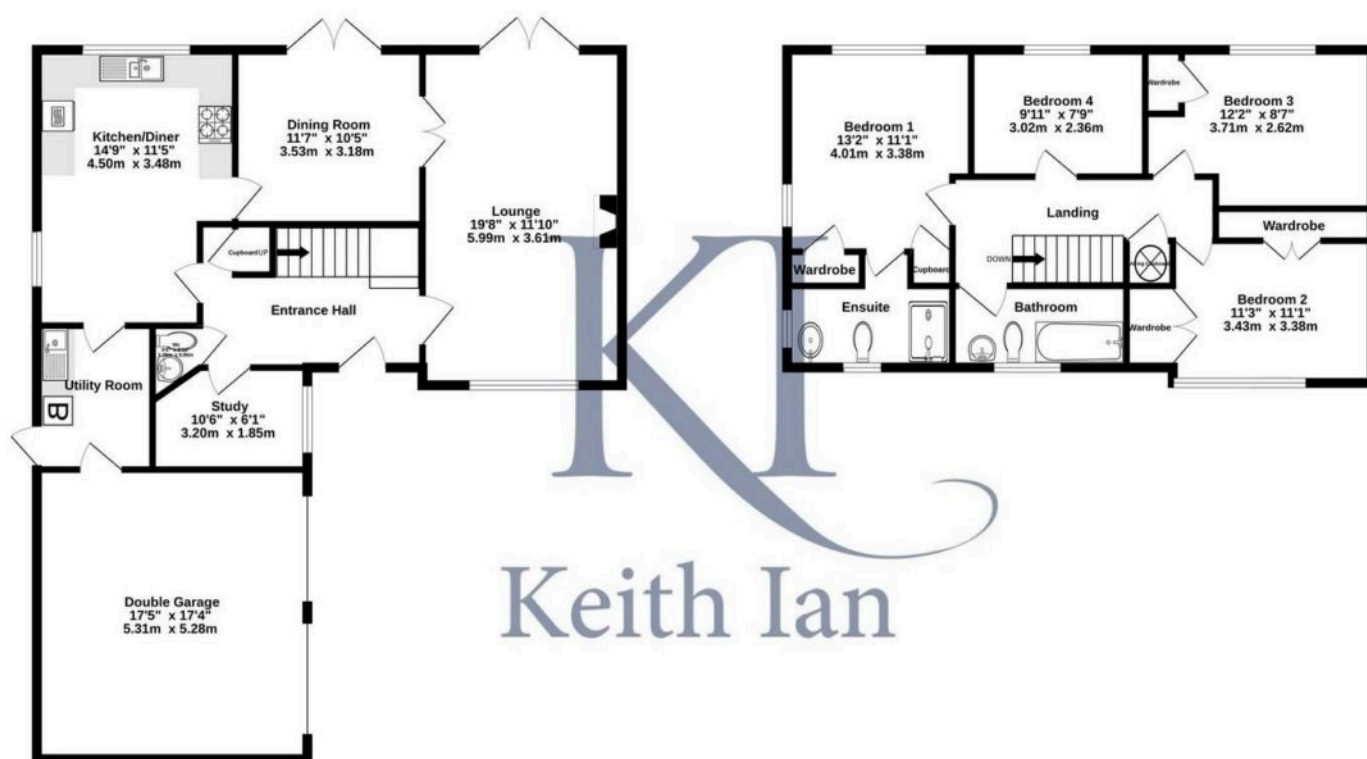






Ground Floor

1st Floor



TOTAL FLOOR AREA : 1421sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.